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Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

518,800 / 518,800

USE VALUE:

518,800 / 518,800

ASSESSED:

518,800 / 518,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City	
277-279		SUMMER ST, ARLINGTON	

OWNERSHIP		Unit #:
Owner 1:	YANG SHAOQING	
Owner 2:	HUANG SUINING	
Owner 3:		

Street 1:	23 CEDARCREST CIRCLE
Street 2:	

Twn/City:	WEST ROXBURY
St/Prov:	MA
Cntry:	
Own Occ:	N

Postal:	02132	Type:
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PREVIOUS OWNER

Owner 1:	GOMES JOHN F -
Owner 2:	-

Street 1:	P.O. BOX 1598
Twn/City:	SAGAMORE BEACH

St/Prov:	MA	Cntry:	
Postal:	02562	Type:	

NARRATIVE DESCRIPTION

This parcel contains 10,435 Sq. Ft. of land mainly classified as Two Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 2080 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
104	Two Family		10435		Sq. Ft.	Site		0	70.	0.51	5			Med. Tr	-10	Ledge	-10	Frontag	-10	374,075							374,100	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
104		10435.000	142,200	2,500	374,100	518,800			48987
									GIS Ref
									GIS Ref
									Insp Date
									10/05/18

Source:		Market Adj Cost	Total Value per SQ unit /Card:	249.42	/Parcel: 249.4	Entered Lot Size
						Total Land:
						Land Unit Type:

!6428!

PRINT

Date

Time

12/10/20

21:12:36

LAST REV

Date

Time

10/16/18

13:39:03

apro

6428

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOMES JOHN F	32061-329		11/24/2000		255,000	No	No	4	
GOMES ADELINA	28003-180		12/22/1997	Family	99	No	No	A	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2005	533	Siding	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2018	MEAS&NOTICE	CC	Chris C
5/27/2009	Measured	189	PATRIOT
5/3/2006	External Ins	BR	B Rossignol
4/11/2001	Inspected	PM	Peter M
2/4/2001	MLS	HC	Helen Chinal
1/10/2000	Measured	276	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

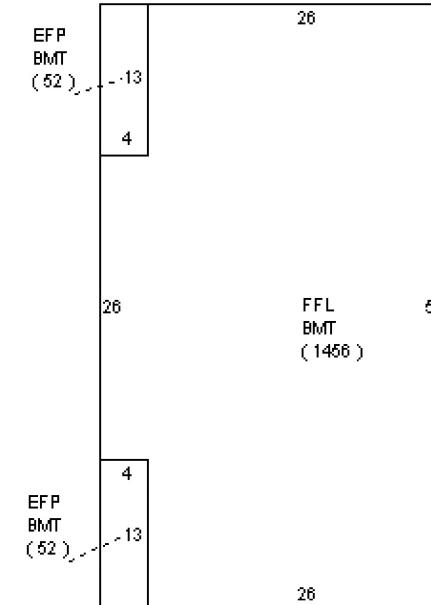
Type:	19 - Ranch	
Sty Ht:	1 - 1 Story	
(Liv) Units:	2	Total: 2
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Fair
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 2
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 8	BRs: 4
	Baths: 2	HB

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
2	4
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
2	8
4	

RES BREAKDOWN**DEPRECIATION**

Phys Cond:	FR - Fair	40.	%
Functional:	B - Bsmt Proble	15.	%
Economic:	N - Neighborho	10.	%
Special:		%	
Override:		%	
Total:	54.33	%	

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj \$ / SQ:	126.968
Other Features:	88500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	311301
Depreciation:	169130
Depreciated Total:	142171
WtAv\$/SQ:	AvRate:
Juris. Factor:	Before Depr:
Special Features:	0
Final Total:	Val/Su Net:
	Val/Su SzAd
	97.66

PARCEL ID 079.0-0001-0001.A

MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	16X20	A	AV	2000	9.13	T	15.2	104			2,500			2,500

More: N

Total Yard Items: 2,500

Total Special Features: []

Total: 2,500

IMAGE
AssessPro Patriot Properties, Inc